



Community Resources
& Housing Development
CORPORATION

"Your Path to Home Ownership"

Tim Cain, Town Planner and Code Administrator
Town of New Castle
450 West Main Street
New Castle, CO 81647

April 22, 2016

Mr. Cain,

The purpose of this letter is to outline specific items Community Resources and Housing Development Corporation (CRHDC) would like to be excluded from the PUD requirements of our Lakota Ridge Senior Apartments proposed development. CRHDC and our design team are looking to gain the entitlements granted with the PUD process while allowing a deferred submittal of construction drawings until the project is ready to submit for construction permits.

With respect to the civil plans, the basic layout of the site is not expected to change dramatically and our design team feels the public improvements associated with the internal road are defined but will need some minor revisions as they move forward but nothing significant. The remainder of the civil efforts needed is internal to the site and our team would request that this gets codified after approval of a PUD process. Our design team is hoping to get an interpretation that the public improvements are shown to satisfy the requirements of 17.100.050 and with respect to our work, sub-section (A) (1) (c) and (f) specifically.

The amount of pre-development capital CRHDC has to move this project through the PUD process is limited due to the fact that we are currently applying for the funding that is required to develop this proposed project. After CRHDC is awarded the funds required for this development we will move forward with the final construction documents, which includes a full set of civil plans, complete with drainage calculations.

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We request that you please consider allowing the required construction documents to be submitted after we have been awarded funding and with the required permitting set of documents.

Additionally our team would like to request that the land required for the public road be subdivided as part of this PUD however we would like to wait to deed the land over to the Town of New Castle until after the road has been developed. Structuring the transfer of the ROW in this way will help with the feasibility of this development.

We request that the ROW be deeded over to the Town of New Castle after the public road build out is complete.

Please free to contact myself, Carly Johansson at any time regarding Lakota Ridge Senior Apartments. I can be reached at 303-4870-0310 should you have further questions.

Regards,

Carly Johansson
Director of Real Estate Development

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